



This lovely light and airy home has been refurbished with thought and flair to create a warm and welcoming home with gas central heating and double glazing, it really is worth an internal visit to appreciate all it has to offer.

Pottery Road | Bovey Tracey | TQ13 9DS





PROPERTY TYPE

Semi Detached House



SIZE

1163sq'



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

68 D



COUNCIL TAX BAND

D



in a nutshell...

- Spacious Sitting Room with Patio Doors
- Dining Room with Study Area
- Kitchen/Breakfast Room
- Cloakroom
- 2 Spacious Double Bedrooms
- Family Bathroom
- Delightful Gardens
- On Road Parking
- Must be viewed internally





the details...

Access is into the hallway with stairs rising to first floor and doors to kitchen and dining rooms. The extended kitchen is a spacious, light and airy room with a window to the front elevation and is fitted with a range of white units with integral appliances consisting of oven, hob and extractor hood, with spaces for a washing machine and dishwasher. The breakfast area offers an area for informal dining, with a seating area beside a large window to the front. The through sitting/dining room has a convenient understairs storage cupboard in the dining area and a window to the side elevation where the current owners have a study area. The spacious sitting room, benefits from a window overlooking the garden and patio doors lead out onto a decked terrace.

On the first floor are two spacious bedrooms, the main having two windows overlooking the garden and views beyond. The family bathroom comprises a bath with shower over, w.c and hand basin.

Outside the garden to the rear is an absolute delight. Immediately to the rear of the house and also accessed from the sitting room is a raised decked terrace. From here you can meander through lawns which are bordered and interspersed with mature plants and shrubs, and seating areas from which to enjoy the tranquility of this lovely space, a fabulous area to entertain family and friends. There are two handy garden sheds for storage.

Tenure: Freehold

Council Tax Band: D

Services: Mains gas central heating, electricity, mains water and drainage

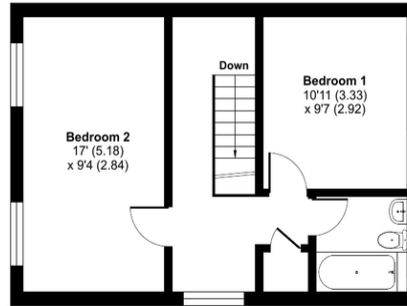
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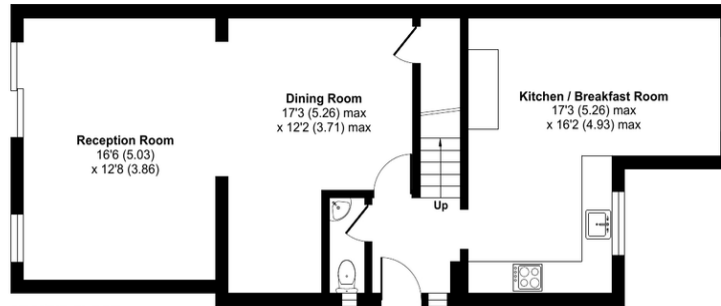
Pottery Road, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 1163 sq ft / 108 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashdens Complete (Complete Property). REF: 1129445



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, banks, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth. There is a main line railway station at nearby Newton Abbot (approximately 5 miles) and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co-op 0.5 mile
Town centre: Bovey Tracey 1 mile
Supermarket: Asda 5 miles
Newton Abbot: 4.5 miles
Exeter: 15.9 miles

Relaxing

Beach: Teignmouth 10.8 miles
Park, swimming pool, cricket, cycle route: 0.8 miles
Stover Golf Club: 2.4 miles

Travel

Bus stop: Pottery Road 0.1 mile
Train station: Newton Abbot 5.8 miles
Main travel link: A38 1.5 miles
Airport: Exeter 19.4 miles

Schools

Bovey Tracey Primary School: 1.3 miles
Stover School: 2.9 miles
South Dartmoor Community College: (school bus) 6.8 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9DS**

how to get there...

From the Bovey Tracey Complete Office turn down into Station Road, and opposite the Dolphin Hotel turn left into Newton Road. Take the fifth turning on the right, in front of the church into Ashburton Road and continue to the crossroads. Turn left into Pottery Road, proceed down and a little further after the turning for Kiln Road, the property is on the left.





Need a more complete picture? Get in touch with your local branch...

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